



Nontraded REIT Industry Review: First Quarter 2014

American Realty Capital Trust V, Inc.

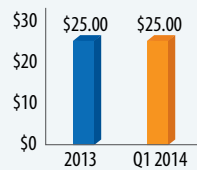
Total Assets.....	\$2,109.2 Million
Real Estate Assets	\$1,993.1 Million
Cash	\$17.8 Million
Securities	\$54.1 Million
Other	\$44.2 Million



Initial Offering Date:	April 4, 2013
Offering Close Date:	October 31, 2013
Current Price per Share:	\$25.00
Reinvestment Price per Share:	\$23.75
Cumulative Capital Raised during Offering (including DRP).....	\$1,543.3 Million

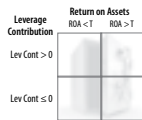
Cash to Total Assets Ratio:	0.8%
Asset Type:	Retail
Number of Properties:	443
Square Feet / Units / Rooms / Acres:.....	12.4 Million Sq. Ft.
Percent Leased:	100.0%
Weighted Average Lease Term Remaining:.....	10.2 Years
LifeStage:.....	Maturing
Investment Style:	Core
Weighted Average Shares Outstanding:	62,693,554

Historical Price



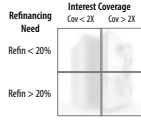
Performance Profiles

Operating Performance



There are less than five quarters of operating data to calculate meaningful return on assets and leverage contribution ratios.

Financing Outlook



There are less than five quarters of data to calculate meaningful interest coverage ratios. The REIT had over 42% of its debt at unhedged variable rates, not unusual given its stage of portfolio acquisition and financing.

Cumulative MFFO Payout



This REIT has less than five quarters of operating data to calculate meaningful MFFO Payout ratios. Thru March 31, 2014 it has cumulative MFFO of \$44.44 million and has paid out \$25.7 million in cash distributions, excluding DRP proceeds of \$35.2 million.

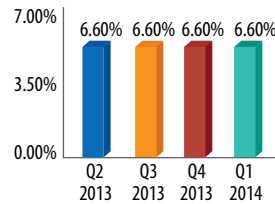
Summary

As a REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 2Q 2014, the profile will begin to show meaningful results. This REIT moved from Emerging LifeStage to Maturing LifeStage in less than six months which is an exceptional pace for nontraded REITs.

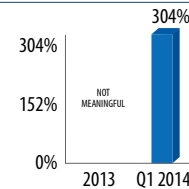
Contact Information

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 212-415-6500

Historical Distribution

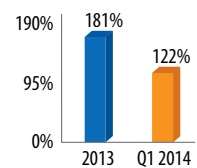


Historical FFO Payout Ratio



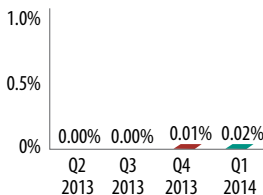
2014 YTD Dist. Paid:\$25,703,000
 2014 YTD FFO:\$8,467,000

Historical MFFO Payout Ratio



2014 YTD Dist. Paid:\$25,703,000
 2014 YTD MFFO:\$20,990,000
 Company Reported MFFO – see notes

Redemptions

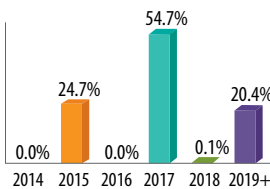


Debt Breakdown

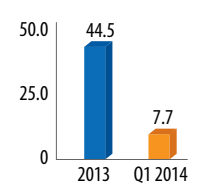


Debt to Total Assets Ratio:.....	37.6%
Total:	\$793.5 Million
Fixed:	\$455.5 Million
Variable:	\$338.0 Million
Avg. Wtd. Rate:	5.66%
Loan Term:	<1 – 11 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 1Q 2014 the Company acquired 204 properties for \$855.4 million. The company made no dispositions in 1Q 2014. From March 231, 2014 through May 9, 2014, the Company acquired 11 additional properties for \$156.5 million with 612,650 rentable square feet bringing the total portfolio at that date to 454 properties with over 13 million rentable square feet.
- On March 10, 2014, the Company completed the acquisition from Inland American Real Estate Trust, Inc. of equity interests in special purpose entities that own 151 properties pursuant to the previously disclosed equity interest purchase agreement between the Company's sponsor, AR Capital, LLC, and Inland. The purchase price of the properties was \$308.9 million, exclusive of closing costs. The Company funded the purchase price of the properties with (i) \$13.2 million of cash on hand from its ongoing initial public offering, (ii) \$170.9 million of cash drawn on the Company's revolving credit facility, and (iii) the assumption of \$124.8 million of existing mortgage debt on the properties. The properties contain an aggregate of approximately 0.8 million rentable square feet and are each 100% leased to SunTrust Bank.
- From April 1, 2014 to May 9, 2014, the Company sold \$17.5 million of investments in redeemable preferred stock notes for a realized gain of \$0.1 million.
- The REIT's Cash to Total Assets ratio decreased to 0.8% as of 1Q 2014 compared to 12.7% as of 3Q 2013
- The REIT's Debt to Total Assets ratio increased to 37.6% as of 1Q 2014 compared to 0.0% as of 3Q 2013.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- The Company paid \$25.702 million in distributions in 1Q 2014, of which 42.3% were funded by cash flow from operations and 57.7% were funded by common stock issued pursuant to the DRIP. Cash flows provided by operations for the three months ended March 31, 2014 include acquisition and transaction related expenses of \$14.5 million.